

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, MAY 26, 2010

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, MAY 26**, at **6:00 p.m.** to consider the following:

SPEX 2009-0036
LOUDOUN YOUTH SOCCER ASSOCIATION LIGHTING
(Special Exception)

Loudoun Youth Soccer Association, Inc. of Leesburg, Virginia, has submitted an application for a Special Exception to permit lighting that does not meet the light and glare standards of Section 5-1504(A) of the Revised 1993 Zoning Ordinance. The proposed lighting would cause illumination in excess of 0.25 foot candles above background light levels measured at the lot line of any adjacent lot in a residential or agricultural district. The property is located within the JLMA-20 (Joint Land Management Area-20) zoning district and is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, between the Ldn 60-65, and within the Ldn 65 or higher aircraft noise contours for the Leesburg Executive Airport. Under Section 5-1404(C), lighting that does not meet the standards of Section 5-1504(A) may be permitted by special exception upon a finding that the proposed alternative lighting is appropriate. The property is approximately 12.00 acres in size and is located on the east side of Sycolin Road (Route 625), north of Cochran Mill Road (Route 653), and east of the Leesburg Executive Airport, at 19798 Sycolin Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /60////////16/ (PIN# 192-36-5833). The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Area Policy Area (Leesburg Community)), the Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Business uses.

CMPT 2010-0002 & SPEX 2009-0041
POTOMAC INTERCEPTOR ODOR ABATEMENT SITE
(Commission Permit and Special Exception)

The District of Columbia Water and Sewer Authority of Washington, DC, has submitted applications for a Special Exception and Commission approval to permit a sanitary odor abatement facility within an existing sanitary sewer easement in the FOD (Floodplain Overlay District-Major Floodplain) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-1506(D), is subject to the additional regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101. The area of the proposed special exception is an approximately 11.50 acre portion of an approximately 100.63 acre parcel that is located east of Fairway Drive, south of Algonkian Regional Park, east of the Potomack Lakes Sportsplex, and approximately 0.4 mile northeastward of the intersection of Algonkian Parkway (Route 1582) and Cascades Parkway (Route 1794), in the Sugarland Run Election District. The property is more particularly described as Tax Map Number /81////////116F (PIN# 010-10-0295). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Potomac Community)) which designate this area for Residential use.

SPEX 2009-0022 & SPEX 2009-0024
LUCKETTS COMMUNITY CENTER AND CHILD CARE CENTER
(Special Exception)

The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted applications for Special Exceptions to permit the establishment of a community center and a child care center in the CR-1 (Countryside Residential-1) and CR-4 (Countryside Residential-4) zoning district. The property is located within the LOD (Limestone Overlay District) and the VCOD (Village Conservation Overlay District-Village of Lucketts). This application is subject to the Revised 1993 Zoning Ordinance and the proposed community center use is listed as Special Exception use under Sections 2-504(D) and 2-804(C), and the proposed child care center use is listed as a Special Exception use under Sections 2-504(X) and 2-804(P), subject to the Additional Regulations set forth in Section 5-609(B). The property is approximately 4.8 acres in size and is located in the southeast quadrant of the intersection of James Monroe Highway (Route 15), Stumptown Road (Route 662), and Lucketts Road (Route 662), at 42361 Lucketts Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /20/////////39/ (PIN# 179-40-7230). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Village of Lucketts)) and the Loudoun County Heritage Preservation Plan, which designate the subject site as a community center.

CMPT 2009-0012
TOWN OF LEESBURG LOWER SYCOLIN PUMP STATION
(Commission Permit)

The Town of Leesburg, Virginia, has submitted an application for Commission approval to permit the construction of a sewer pump station in the JLMA-20 (Joint Land Management Area-20) zoning district. The property is located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 and between the Ldn 60-65 aircraft noise contours for the Leesburg Executive Airport, partially within the FOD (Floodplain Overlay District), and partially within the QN (Quarry Notification) Overlay District-Luck Quarry Notification Area. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The area of the proposed sewer pump station is an approximately 0.57 acre portion of an approximately 673 acre parcel that is known as Philip A. Bolen Memorial Park and that is located on the north side of Cochran Mill Road (Route 653) and approximately 1.5 miles northeastward of the intersection of Cochran Mill Road and Sycolin Road (Route 625), in the Catoctin Election District. The parcel contains several existing County government buildings that are located at various addresses along several streets, including 16450 Meadowview Court and 41975 Loudoun Center Place, Leesburg, Virginia. The property is more particularly described as Tax Map Number /60/////////12/ (PIN# 191-16-9866). The area is governed by the policies of the Revised General Plan (Suburban Policy Area) and the Leesburg Area Management Plan which designate this area for Keynote Employment uses.

SPEX 2009-0023 & SPEX 2009-0025
BLUEMONT COMMUNITY CENTER & CHILD CARE CENTER
(Special Exceptions)

The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted applications for Special Exceptions to permit the renovation and expansion of existing buildings to establish a community center and a child care center in the CR-1 (Countryside Residential-1) zoning district. The property is located within the VCOD (Village Conservation Overlay District-Village of Bluemont-Village of Bluemont) and the HCC (Bluemont Historic and Cultural Conservation District), and located adjacent to the New Bluemont Agricultural and Forestal District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed community center use is listed as Special Exception use under Section 2-504(D) and the proposed child care center use is listed as a Special Exception use under Section 2-504(X), subject to the Additional Regulations set forth in Section 5-609(B). The property is approximately 4.6 acres in size and is

located on the north side of Snickersville Turnpike (Route 734) and southeastward of Railroad Street (Route 753), at 33846 Snickersville Turnpike, Bluemont, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /42////////24/ (PIN# 632-15-4042). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Village of Bluemont)) and the Loudoun County Heritage Preservation Plan, which designate the subject site as a community center.

SPEX-2008-0031
LOUDOUN PARKWAY CENTER PARCEL N
(Special Exception)
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~~S A Associates North LLC of Washington, DC has submitted an application for a Special Exception to permit a personal service establishment and restaurant in the PD-OP (Planned Development-Office Park) zoning district. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed personal service establishment use is listed as a Special Exception use under Section 4-304(M) and the proposed restaurant use is listed as a Special Exception use under 4-304(N). The area of the proposed special exception is an approximately 7.04 acre portion of an approximately 38.82 acre parcel that is located in the southwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Shellhorn Road (Route 643), and on the north side of the Dulles Greenway (Route 267), in the Dulles Election District. The property is more particularly described as Tax Map Number /93////////5/ (PIN# 089-29-1706). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), Revised Countywide Transportation Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for Keynote Employment uses and recommend non-residential development at a Floor Area Ratio (FAR) of 0.4 to 1.0.~~

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.